

033.0

0003

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

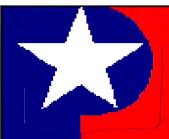
479,300 / 479,300

USE VALUE:

479,300 / 479,300

ASSESSED:

479,300 / 479,300


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
45		SUNNYSIDE AVE, ARLINGTON

Legal Description							User Acct
							22932
							GIS Ref
							GIS Ref
							Insp Date
							01/27/09

## OWNERSHIP

Unit #:

Owner 1: SOUSA JOHN D/ LIFE ESTATE	
Owner 2:	
Owner 3:	

Street 1: 45 SUNNYSIDE AVENUE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: SOUSA JOHN D -	
Owner 2: -	

Street 1: 45 SUNNYSIDE AVENUE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	
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NARRATIVE DESCRIPTION	
This parcel contains .087 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Clapboard Exterior and 948 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int
















































<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 23 - Row House	1	Rating: Average		Full Bath: 1	A Bath:	Rating:		COMMON WALL DUPLEX SCUTTLE.										
Sty Ht: 2 - 2 Story				3/4 Bath:		Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:												
Foundation: 2 - Conc. Block				1/2 Bath:		Rating:												
Frame: 1 - Wood				A HBth:		Rating:												
Prime Wall: 2 - Clapboard				OthrFix:		Rating:												
Sec Wall: 26 - Wood	30 %			<b>OTHER FEATURES</b>														
Roof Struct: 2 - Hip				Kits: 1		Rating: Average		1st Res Grid   Desc: Line 1   # Units 1										
Roof Cover: 1 - Asphalt Shgl				A Kits:		Rating:		Level   FY LR DR D K FR RR BR FB HB L O										
Color: BLUE				Frl:		Rating:		Other										
View / Desir:				WSFlue:		Rating:		Upper										
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				Lvl 2										
Grade: C - Average								Lvl 1										
Year Blt: 1947	Eff Yr Blt:							Lower										
Alt LUC:	Alt %:							Totals				RMs: 5	BRs: 2	Baths: 1	HB			
Jurisdict:	Fact: .																	
Const Mod:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Lump Sum Adj:																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>														
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster				Functional:		%		Interior:		1	5	2						
Sec Int Wall:	%			Economic:		%		Additions:										
Partition: T - Typical				Special:		%		Kitchen:										
Prim Floors: 3 - Hardwood				Override:		%		Baths:										
Sec Floors:	%			Total:	31	%		Plumbing:										
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:										
Subfloor:				Basic \$ / SQ: 100.00				Heating:										
Bsmnt Gar: 1				Size Adj.: 1.35000002				General:										
Electric: 3 - Typical				Const Adj.: 0.92481506														
Insulation: 2 - Typical				Adj \$ / SQ: 124.850														
Int vs Ext: S				Other Features: 58500														
Heat Fuel: 1 - Oil				Grade Factor: 1.00														
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC:			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 199331														
% Com Wal 25	% Sprinkled			Depreciation: 61793														
				Depreciated Total: 137538														
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				PARCEL ID 033.0-0003-0010.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:									Total Special Features:								Total: